Davidson County DEEDWARR
Recvd: 07/05/05 08:56 2 pgs
Fees:13.00 Taxes:397.75
20050705-0076526

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bruce R. Gill
2031 Eversong Lane
Hermitage, TN 37076

MORTGAGEE
NONE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 074-08-0 PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bertha S. Ward, only heir at law of Michael Shane Ward, now deceased** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce R. Gill and wife, Susan F. Gill, Trustee's UAD July 29, 1997 of the Gill Joint Revocable Living Trust Agreement and any successors in trust, and amendments thereto,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 820 on the Plan of Hermitage Hills, Section Seven, as of record in Plat Book 3300, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Shane Ward, unmarried by deed of record from K. Steven Armstrong and wife, Donna M. Armstrong dated February 27, 1997 and recorded February 28, 1997 of record in Book 10363, Page 928, Register's Office, Davidson County, Tennessee.
The said Michael Shane Ward now being deceased, leaving said property to Bertha S. Ward his only heir as evidenced by Affadavit of Heirship of record in Instrument No. 20050705-0076525, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 3404, Page 165 and Book 3398, Page 446, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.
This conveyance is subject to Notes on the Plat of record in Plat Book 3300, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

This is improved property known as **7028 Bonnamere Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all

persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2005.

Bertha S. Ward

Bertha S. Ward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bertha S. Ward, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

Witness my hand and official seal this 30th day of June, 2005.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $107,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 12-15-07

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.